

**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER**

**April 11, 2019**

**LEVI LINCOLN CHAMBER, ROOM 309 – CITY HALL**

**Commission Members Present:** Randolph Bloom  
Diane Long  
Tomi Stefani  
Janet Theerman  
Mark Wamback

**Commission Members Absent:** Robyn Conroy  
Devon Kurtz

**Staff Members Present:** Susan Arena, Division of Planning & Regulatory Services  
Timothy Gilbert, Division of Planning & Regulatory Services  
Stephen Rolle, Division of Planning & Regulatory Services

**Call Commission to Order**

The meeting was called to order by Chair Wamback at 5:30 pm.

**Approval of Minutes**

Review of the March 14 and March 28, 2019 minutes.

*Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 4-0 to approve the minutes of March 14, 2019.*

Quorum was not present to vote on the March 28 minutes so they were held to the next meeting.

**Old Business**

**1. 33 Beaver Street – HC-2019-010 (MBL 08-013-00011)**

Petition: Building Demolition Delay Waiver  
Petitioner: Restrepo Properties LLC  
Year Built: c1916  
Historic Status: MACRIS listed, and National Register listed, fka the Delilah Melican Three Decker

Petition Purpose:

- Replace siding and roof (retroactive)

No one was present for the item.

*Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 5-0 to continue the item to the April 25, 2019 meeting.*

Exhibit A: Building Demolition Delay Waiver Application dated February 3, 2019 and received February 19, 2019.

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**New Business**

**2. 25 Union Street – HC-2019-013 (MBL 02-001-00019)**

Petition: Building Demolition Delay Waiver  
Petitioner: Angelo Gianakis  
Year Built: c1879  
Historic Status: MACRIS listed and National Register listed, fka Salisbury Factory Building  
Petition Purpose:

- Replace windows

Angelo Gianakis, owner, appeared on behalf of the application.

Mr. Gianakis stated that the windows to be replaced are all currently boarded over or have already been removed, alterations that had been done to accommodate the building's previous use as a restaurant. He would like to install new windows to match the existing replacements. On the 1<sup>st</sup> floor 21 windows will be replaced as nine-over-nine aluminum units to match those on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. On the 4<sup>th</sup> and 5<sup>th</sup> floors 15 windows will be replaced as single pane fixed units to match the others on the corresponding floors. Mr. Gianakis stated this work is necessary for the building's new use housing offices.

No public comment.

*Upon a motion by Commissioner Theerman and seconded by Commissioner Bloom the Commission voted 5-0 to close the hearing.*

*Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 5-0 that the proposed demolition of the historic building located at 25 Union Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.*

Exhibit A: Building Demolition Delay Waiver dated March 11, 2019 and received March 18, 2019.

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**3. 36 Abbott Street – HC-2019-014 (MBL 06-010-00008)**

Petition: Building Demolition Delay Waiver  
Petitioner: Micozzi Management Inc., on behalf of Abbott Street Realty Trust  
Year Built: c1894  
Historic Status: MACRIS listed and National Register listed, fka Abbott Street Schoolhouse  
Petition Purpose:

- Replace windows

Greg Eaton and Paul Swenson, Micozzi Management, appeared on behalf of the application.

Mr. Eaton stated that they'd like to replace 124 windows. He stated that currently many of the sashes are in deteriorated condition and there have been ongoing issues with efficiency and operability. Mr. Swenson added that all windows have storms and many have interior storms, and tenants have added heavy drapes and other items to try to block air infiltration. The current windows are six-over-two, and the storms have four horizontal segments giving the appearance of the windows being six-over-four. The proposed replacements will have a fixed upper sash of six panes, over a two-over-two double hung. Mr. Eaton stated that currently the height of the meeting rail and the lock is over 70" off the floor, which makes is inaccessible to many people. The proposed new design will lower the meeting rail to be more

accessible, and the proposed replacements should improve efficiency. Commissioner Bloom expressed concern about the replacement design not matching the current layout, and questioned whether the existing units could be refurbished. Mr. Eaton stated that they spoke with G&O Construction about repairing the windows, but did not pursue this option as it wouldn't have solved the operability concern and the contractor felt that many of the windows would be nearly impossible to restore to their original condition.

No public comment.

*Commissioner Bloom put forth a motion to continue the item to the April 25 meeting. No second was heard and the motion failed.*

*Upon a motion by Commissioner Theerman and seconded by Commissioner Wambach the Commission voted 5-0 to close the hearing.*

*Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 4-1 (Commissioner Bloom voting against) that the proposed demolition of the historic building located at 36 Abbott Street is not detrimental to the historical and architectural resources of the city and voted to approve the Building Demolition Delay Waiver.*

Exhibit A: Building Demolition Delay Waiver Application dated March 21, 2019 and received March 22, 2019.

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### **Communications**

- a. Communication from MHC re: PNF for Improvements to Lake Park Playing Field, dated March 20, 2019 and received March 25, 2019.

*No comment.*

- b. Communication from MHC re: National Register nomination comments for Printers Building, 44-50 Portland Street, dated March 25, 2019 and received March 28, 2019.

*No comment.*

- c. \*Request for updated Letters of Support from PAL re: Tax credit applications for:
  - Bancroft Hotel, 50 Franklin Street
  - Park Building, 507 Main Street
  - Worcester County Courthouse, 2 Main Street
  - Cheney-Ballard Building, 517 Main Street
  - Worcester Boys' Club, 16 Salisbury Street– received electronically April 2, 2019.

*Upon a motion by Commissioner Long and seconded by Commissioner Theerman the Commission voted 5-0 to provide updated letters of support for the five projects.*

- d. \*Request for updated Letter of Support from Pinck and Co., Inc. re: Tax credit application for YWCA of Worcester, 1 Salem Square – received electronically April 4, 2019.

*Upon a motion by Commissioner Long and seconded by Commissioner Theerman the Commission voted 5-0 to provide an updated letter of support.*

- e. \*Request for new Letter of Support from The Traggoth Companies LLC re: Tax credit application for Mission Chapel, 205 Summer Street – received electronically April 3, 2019.

*Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 5-0 to provide a new letter of support.*

- f. \*Request for updated Letter of Support from Epsilon Associates re: Tax credit application for 526 Main Street – received electronically April 3, 2019.

*Upon a motion by Commissioner Long and seconded by Commissioner Theerman the Commission voted 5-0 to provide an updated letter of support.*

- g. Communication from MHC re: National Register nomination review for Duprey Building, 16 Norwich Street – dated April 3, 2019 and received April 5, 2019.

*No comment.*

- h. \*Request for updated Letters of Support from MHA Northeast re: Tax credit applications for:

- 98 Beacon Street
- Quinsigamond Firehouse, 15 Blackstone River Road
- Worcester Boys' Club, 2 Ionic Ave.
- Elwood Adams Hardware Store, 156 Main Street
- Swedish Lutheran Home for the Aged, 26 Harvard Street

– received electronically April 9, 2019.

*Upon a motion by Commissioner Theerman and seconded by Commissioner Long the Commission voted 5-0 to provide updated letters of support for the five projects.*

### **Adjournment**

Upon a motion by Commissioner Theerman and seconded by Commissioner Long, the Commission voted 5-0 to adjourn the meeting at 6:45 p.m.